



# NOTICE

## NOTICE OF AVAILABILITY for Public Review of a MITIGATED NEGATIVE DECLARATION

As authorized by the City of Santa Clara as a Lead Agency, the City hereby provides a **30-day public review period** and proposes to adopt a MITIGATED NEGATIVE DECLARATION of environmental impact pursuant to the California Environmental Quality Act (CEQA).

File: **PLN2011-08732/CEQ2011-01122**  
Location: 2525 El Camino Real, a 43,504 square foot lot on the north side of El Camino Real approximately 340 feet west of Morse Lane (APN: 216-01-052). Property is zoned Light Thoroughfare Commercial (CT).  
Applicant: Derek Allen, ROEM Development  
Owner: Jay Folberg.  
Mailing Address: 1650 Lafayette Street, Santa Clara, CA 95050  
Contact: Derek Allen Telephone: 408-984-5600  
Request: **Rezone from Thoroughfare Commercial (CT) to Planned Development (PD)** to construct a three-story senior housing project with 48 units, 34 on-site parking spaces and site improvements along with demolition of the existing commercial buildings; **Tentative Parcel Map** to create a single lot subdivision for residential use; and **Adopt Mitigated Negative Declaration** for the proposed project

### INITIAL STUDY DETERMINATION

An Initial Study was completed by David J. Powers & Associates, Inc. and **is available for review in the project file in the Planning Division office in City Hall at 1500 Warburton Avenue and the Central Library at 2635 Homestead Road in the City of Santa Clara.** Based upon the Initial Study, insofar as the project involves a rezone of the project site from CT to PD to allow new construction of a senior housing project on a developed property in an urbanized area and insofar as all necessary public services are available, the **project will not have a significant effect on the environment** because mitigation measures have been incorporated into/added to the project by conditions of approval that will reduce potential impacts to a less than significant level.

### COMMENTS

Comments may be filed with the City in response to the preparation of this Mitigated Negative Declaration, pursuant to Section 15073 of the CEQA Guidelines. Responses received in writing on or before the date of review or verbally at the time of the review of this project will be considered along with the proposed Mitigated Negative Declaration. This item is tentatively scheduled for a public noticed meeting by the Planning Commission on October 19, 2011.

Lead Agency: City of Santa Clara Planning Division  
Contact: Debby Fernandez, Associate Planner Phone 408-615-2450  
1500 Warburton Avenue  
Santa Clara CA 95050  
Phone: 408/615-2450 FAX: 408/247-9857

Kevin Riley, AICP *Kevin Riley for* Date 9-2-11  
Director of Planning and Inspection, City of Santa Clara

Contact Planning on 10-16-11 for removal of this notice from posting review board